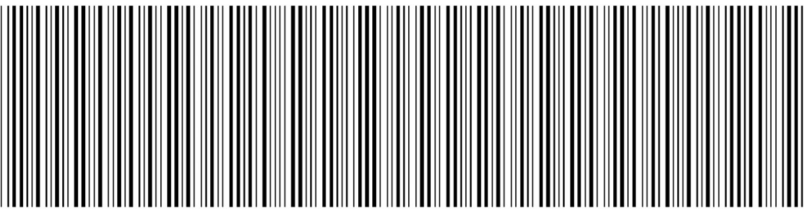


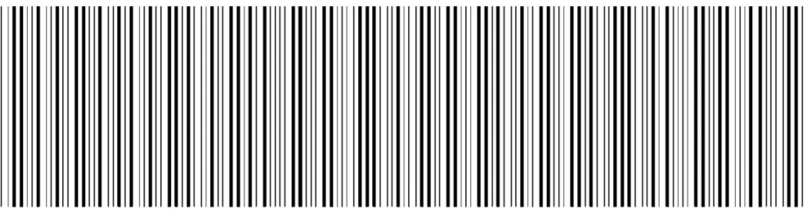


EXHIBIT “A”

<p>NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER</p> <p>This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.</p>	 2022010500717001001E5276																
RECORDING AND ENDORSEMENT COVER PAGE																	
<p>Document ID: 2022010500717001 Document Date: 12-22-2021 Preparation Date: 01-05-2022</p> <p>Document Type: DEED Document Page Count: 3</p>																	
<p>PRESENTER: RAM ABSTRACT LTD 2635 PETTIT AVENUE RFA12987 BELLMORE, NY 11710 718-846-7800</p>	<p>RETURN TO: KIAT OBOLER, ESQ 9921 4TH AVENUE UNIT 5G BROOKLYN, NY 11209</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Address</th> </tr> <tr> <td>BROOKLYN</td> <td>6062</td> <td>18</td> <td>Entire Lot</td> <td>332 88 STREET</td> </tr> <tr> <td colspan="5" style="text-align: center;"> Property Type: DWELLING ONLY - 2 FAMILY </td> </tr> </table>		Borough	Block	Lot	Unit	Address	BROOKLYN	6062	18	Entire Lot	332 88 STREET	Property Type: DWELLING ONLY - 2 FAMILY					
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<p>CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____</p>																	
PARTIES																	
<p>GRANTOR/SELLER: SAFA GELARDI 148 CLAYPIT ROAD STATEN ISLAND, NY 10309</p>	<p>GRANTEE/BUYER: DRAGONETTI LIVING TRUST 107 BOSTON POST RD WAYLAND, MA 01778-2437</p>																
<p><input checked="" type="checkbox"/> Additional Parties Listed on Continuation Page</p>																	
FEES AND TAXES																	
<p>Mortgage :</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Taxable Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Exemption:</td> <td></td> </tr> </table>	Mortgage Amount:	\$ 0.00	Taxable Mortgage Amount:	\$ 0.00	Exemption:		<p>Filing Fee: \$ 125.00</p>										
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Recording Fee:	\$ 52.00																
Affidavit Fee:	\$ 0.00																

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2022010500717001001C50F6		
RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5			
Document ID: 2022010500717001 Document Date: 12-22-2021 Preparation Date: 01-05-2022 Document Type: DEED			
PARTIES GRANTOR/SELLER: VITO GELARDI 148 CLAYPIT ROAD STATEN ISLAND, NY 10309			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> PARTIES GRANTEE/BUYER: RAFFAELE DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209 GRANTEE/BUYER: CLAUDIO DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209 </td> <td style="width: 50%; vertical-align: top;"> GRANTEE/BUYER: ADELINA DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209 </td> </tr> </table>		PARTIES GRANTEE/BUYER: RAFFAELE DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209 GRANTEE/BUYER: CLAUDIO DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209	GRANTEE/BUYER: ADELINA DRAGONETTI 227 89TH STREET BROOKLYN, NY 11209
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BFA12987

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 22 day of December, 2021

BETWEEN SAFA GELARDI and VITO GELARDI, both residing at 148 CLAYPIT ROAD STATEN ISLAND, New York, 10309,

party of the first part, and

Raffaele Dragonetti, and Adelina Dragonetti and Claudio Dragonetti as Trustees of the Dragonetti Living Trust u/a dated June 02, 2014,

Whose address is 227 89 Street, Brooklyn NY 11209

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A

SAID PREMISES is known as 332 88 Street Brooklyn NY 11209

Being the same premises conveyed to grantors herein by deed dated 01/13/2017 recorded 01/30/2017 in CRFN: 2017000039783

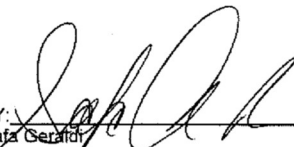
Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **To Have And To Hold** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BY: 
Safa Gerardi

BY: 
Vito Gerardi

SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 88TH STREET, DISTANT 252 FEET 6 INCHES SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 88TH STREET WITH THE SOUTHEASTERLY SIDE OF THIRD AVENUE;

RUNNING THENCE SOUTHWESTERLY PARALLEL WITH THIRD AVENUE PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET;

THENCE SOUTHEASTERLY PARALLEL WITH 88TH STREET 20 FEET;

THENCE NORTHEASTERLY PARALLEL WITH THIRD AVENUE PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET TO THE SOUTHWESTERLY SIDE OF 88TH STREET;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF 88TH STREET 20 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT AND SUBJECT TO AN EASEMENT OF AUTOMOBILE DRIVEWAY, FOR PLEASURE AUTOMOBILES ONLY, WHICH EASEMENT HAS BEEN CREATED BY AGREEMENT BETWEEN ECONOMICAL HOUSING CORPORATION AND UNITED STATES TITLE GUARANTY CO., DATED APRIL 28, 1922 AND RECORDED AUGUST 24, 1922 IN KINGS COUNTY REGISTER'S OFFICE.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

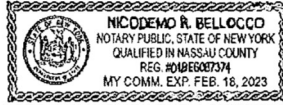
Property: 332 88th Street, Brooklyn, NY 11209

*"Said premises is
or will be improved by
a one or two family
dwelling only."*

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Queens ss:

On the 22 day of December in the year 2021
before me, the undersigned, personally appeared
Safa Gerald and Vito Gerald
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument, and that such individual made such appearance before the undersigned in the

in
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No.

Safa Gerald and Vito Gerald

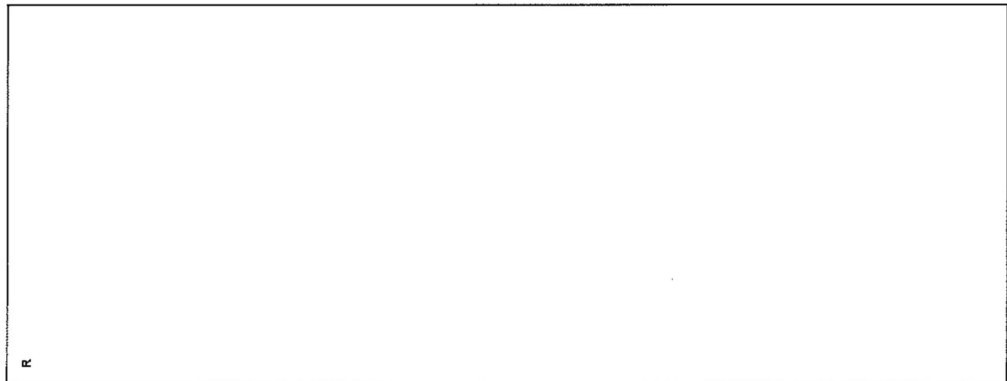
TO

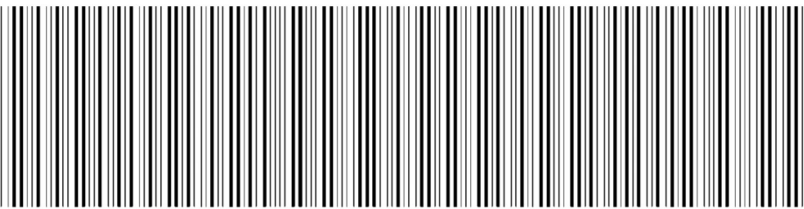
Raffaele Dragonetti,
Trustee of the Dragonetti Living Trust
u/a dated June 02, 2014

SECTION
BLOCK 6062
LOT 0018
COUNTY OR TOWN KINGS
STREET ADDRESS 332 88 Street
BROOKLYN, NY 11209

RETURN BY MAIL TO:

Kiat Oboler, Esq.
E 8921 4th Ave Unit 5G
E Brooklyn NY 11209



NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2022010500717001001S9CF7										
SUPPORTING DOCUMENT COVER PAGE											
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Document ID: 2022010500717001</td> <td style="width: 33%;">Document Date: 12-22-2021</td> <td style="width: 33%;">Preparation Date: 01-05-2022</td> </tr> <tr> <td colspan="3">Document Type: DEED</td> </tr> </table>		Document ID: 2022010500717001	Document Date: 12-22-2021	Preparation Date: 01-05-2022	Document Type: DEED						
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Document Type: DEED											
ASSOCIATED TAX FORM ID: 2021120200559											
<table style="width: 100%; border: none;"> <tr> <td colspan="2">SUPPORTING DOCUMENTS SUBMITTED:</td> </tr> <tr> <td style="width: 80%;"></td> <td style="text-align: right; vertical-align: bottom;">Page Count</td> </tr> <tr> <td>DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING</td> <td style="text-align: right;">1</td> </tr> <tr> <td>RP - 5217 REAL PROPERTY TRANSFER REPORT</td> <td style="text-align: right;">4</td> </tr> <tr> <td>SMOKE DETECTOR AFFIDAVIT</td> <td style="text-align: right;">1</td> </tr> </table>		SUPPORTING DOCUMENTS SUBMITTED:			Page Count	DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1	RP - 5217 REAL PROPERTY TRANSFER REPORT	4	SMOKE DETECTOR AFFIDAVIT	1
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RP - 5217 REAL PROPERTY TRANSFER REPORT	4										
SMOKE DETECTOR AFFIDAVIT	1										

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York
County of Queens SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

332 88 STREET

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

6062

Block

18

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

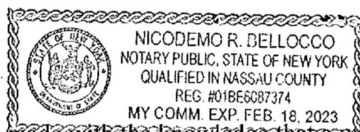
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Vito Gelardi
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

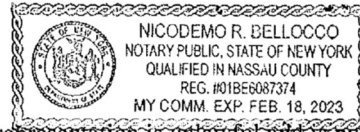
Raffaele Dragonetti As trustee for
Name of Grantee (Type or Print)
Dragonetti Realty Trust
[Signature]
Signature of Grantee

Sworn to before me
this 22 day of Dec 2021

[Signature]



Sworn to before me
this 22 day of Dec 2021



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2021120200559101

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 C3. Book C4. Page
 OR
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 332 88 STREET BROOKLYN 11209
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name DRAGONETTI LIVING TRUST
LAST NAME / COMPANY FIRST NAME
 RAFFAELE DRAGONETTI
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size 20 X 100 OR ACRES

6. Seller Name GELARDI
LAST NAME / COMPANY FIRST NAME
 GELARDI VITO
LAST NAME / COMPANY FIRST NAME

7. Check the boxes below as they apply:
 6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Check the box below which most accurately describes the use of the property at the time of sale:
 A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☒ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 9 / 22 / 2021
Month Day Year

11. Date of Sale / Transfer 12 / 22 / 2021
Month Day Year

12. Full Sale Price \$
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

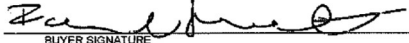
14. Check one or more of these conditions as applicable to transfer:
 A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class B, 3 16. Total Assessed Value (of all parcels in transfer)
4 2 8 1 5

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 6062 18

202112080055000100

CERTIFICATION I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
Raffaele Dragonetti As Trustee	
BUYER BUYER SIGNATURE:  DATE: 12/22/21	BUYER'S ATTORNEY LAST NAME: _____ FIRST NAME: _____
STREET NUMBER: _____ STREET NAME (AFTER SALE): _____ 107 BOSTON POST RD	AREA CODE: _____ TELEPHONE NUMBER: _____
CITY OR TOWN: WAYLAND STATE: MA ZIP CODE: 01778-2437	SELLER SELLER SIGNATURE: _____ DATE: _____

2021120200559201

Form RP-5217 NYC

ATTACHMENT

Grantee (Buyer)

ADELINA DRAGONETTI

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

CLAUDIO DRAGONETTI

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

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Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

202112020055920104



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 6062 LOT: 18
- (2) Property Address: 332 88 STREET, BROOKLYN, NY 11209
- (3) Owner's Name: DRAGONETTI LIVING TRUST
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: